

# MINUTES



**Meeting:** OPDC Residents' Panel

**Date:** Thursday 23 April 2026

**Time:** 6.15 pm

**Place:** Boardroom, 6 – 8 Victoria Way, North Acton, W3 6FF and Microsoft Teams

**Present:** Matthew Carpen (MC) - OPDC CEO – Chair of meeting  
Karen Buck (KB) - OPDC Chair  
Sarah McCready (SM) - OPDC Board member (Teams)  
Roz Henville (RH) - OPDC Director of Comms & Engagement  
Gareth Blacker (GB) - OPDC Executive Director of Delivery (Teams)  
Emma Williamson (EW) - OPDC Director of Planning (Teams)  
Martin Harrison (MH) – OPDC Head of Governance (minutes/actions)  
Irene Man (IM) – OPDC Assistant Director for Development (Teams)  
Acacia Hasler (AH) – OPDC Principal Transport Officer  
Tom Cardis (TC) – OPDC Head of Planning Policy (Teams)  
Paolo Nistri (PN) – OPDC Head of Inclusive Growth (Teams)  
Colin George (CG) – Harlesden Neighbourhood Forum  
Theresa Magee (TM) – Wesley Estate Residents' Association  
Henry Peterson (HP) – St Quintin & Woodlands Neighbourhood Forum  
Ewa Cwirko-Godycka (ECG) - Midland Terrace/Shafesbury Gardens Residents Group  
Amanda Souter (AS) – Old Oak Neighbourhood Forum (Teams)

## **1 Welcome and Chair's Opening Remarks / Apologies for absence / Minutes / Actions of the previous meeting**

- 1.1 The Chair welcomed those present to the meeting.
- 1.2 Apologies for absence had been received from Maren Strandevold (Wells House Road Residents' Association), Faye Thomas (Friends of Wormwood Scrubs) and Mark Walker (The Island Triangle Residents' Association), Peter Gow (HS2 Project Client Director) and Kimberley Royer-Harris (HS2 Senior Engagement Lead).
- 1.3 An addition to paragraph 5.1, third bullet was suggested. This would be considered and the updated minutes of the previous meeting on 12 February 2026 would be presented to the next meeting of the Committee for approval. Actions would be covered during discussions as the meeting progressed.

## **2 OPDC Delivery update**

- 2.1 GB presented an update on progress towards procurement of the developer partner. Launch of the procurement exercise will be likely to take place in May or early June with the aim of identifying a preferred bidder by January 2027. It was then anticipated that further dialogue would take place with the preferred bidder over the course of approximately three months, with the contracted developer partner being confirmed around this time next year. GB confirmed that the procurement documentation would consist of information for prospective bidders and would be made publicly available. GB would provide a slide showing geographical boundaries of the area.

**ACTION: GB to provide slide setting out geographical area boundaries which will be circulated to members – GB / MH**

- 2.2 In discussion, HP highlighted the importance of good stewardship across the public realm. GB confirmed that the planned Joint Venture structure would suit this by holding the whole estate in single ownership. It was anticipated that the lifespan of the Joint Venture would run alongside that of OPDC. On scrutiny of value for money in the procurement exercise, GB reported that legal and commercial advisers would be engaged to assess bids. There would be scrutiny from the OPDC Board and, alongside independent consultants, shared services with GLA would also be used where appropriate.
- 2.3 IM confirmed that the Masterplan Framework was due to be published within the next 48 hours and communications would be issued to notify stakeholders, including Panel members.

**3. OPDC Planning updates**

*Housing Requirement Methodology*

- 3.1 On the Housing Requirement Methodology, HP reported on a technical meeting with OPDC staff, although it was suggested that there were still questions around the current housing calculations, and this had been set out in writing to Planning staff. HP drew attention to the key requirement of housing numbers in the new NPPF, but it would be a local plan housing proposal figure on which the plan would be judged. EW reported on legal advice that had been received which was currently being considered. OPDC would then be happy to share KC advice and to meet residents for further discussion.
- 3.2 TM highlighted the ongoing importance of community spaces and the public realm, including the provision of health and education services. IM confirmed that there were references and specific requirements to these in the Masterplan Framework and that we would expect to see them in detailed bids submitted by potential development partners. RH also noted the intention to tour the area with Panel members.

*Strategic modelling*

- 3.3 AH presented a slide pack setting out strategic transport modelling. The slide pack would be circulated separately to members. The focus on environmentally friendly ways of travelling was welcomed however, it was

recognised that there would still be journeys that would require a car – for example, to the hospital or recycling centre – and this should be recognised, along with the need to take account of development that bordered the OPDC area. The problem of cyclists using pavements was also raised.

- 3.4 The imminent closure of Cargiant was noted. MC explained that OPDC colleagues would be meeting the owner regarding intentions but, at present, there was no change to OPDC modelling. It was also important to recognise that there were many people losing their jobs as a result of the closure and OPDC would be seeking to understand if there were ways in which those people could be helped through the Inclusive Growth work. EW also confirmed that any specific concerns over ongoing use of the land should be reported to OPDC enforcement colleagues.

**ACTION: Strategic transport modelling slide pack to be circulated to members – AH / MH**

- 3.5 EW provided an update on the latest planning activity including:
- *Frogmore* – Refused on 10 April and the outline application had now expired.
  - *Kao data centre* – Fresh discussion was now underway.
  - *2 Scrubs Lane* – This would be refused on 24 April for a number of reasons but overall, the benefits did not outweigh the harms.
  - *Portal Way* – Consultation had begun. Emails had been issued to local groups with letters to follow. The deadline for comments was 22 May.
  - *Asda scheme* - Application now received. Letters to be issued next week.
- 3.6 The increase in student accommodation in North Acton was also highlighted, with the need for student accommodation to return to nearer 20%. The lack of appropriate facilities in the area was also noted. EW reported a review of OPDC's policy and the need to consider the new London Plan.
- 3.7 The group noted the recent Community Review Group exercise.

**4 HS2 update – written**

- 4.1 Colleagues from HS were unable to attend and had provided a written update which would be circulated to members.

**ACTION: HS2 written update to be circulated to members - MH**

**5 Spotlight: North Acton Business Improvement District (BID)**

- 5.1 PN presented an update on the North Acton BID.
- 5.2 In discussion, PN confirmed that the area did not currently include the Collective although there was some flexibility on boundaries. The board overseeing the project was procedural and would seek to consult on business priorities across the North Acton area. This was part of the initial set up work but, as it developed, the scope would broaden and become more inclusive. It

was suggested that it could be helpful to have a resident member of the board and PN would feed this back.

- 5.3 Fly-tipping and the work to clean up Park Royal was noted although the difficulty in getting sufficient evidence to achieve a prosecution was acknowledged. Culture and vibrancy in the public realm was also important. It was suggested that the Panel received a further update on this work once it was fully up and running.

## **6 Forward planning**

- 6.1 The next meeting was scheduled for 4<sup>th</sup> June 2026. It was intended that a draft agenda for the Board on 17<sup>th</sup> June would be available for that meeting.

## **7 Any Other Business the Chair Considers Urgent**

- 7.1 The following items were raised:
- Noted the forthcoming local elections on 7 May and the possibility that this could lead to change for the borough members on Board and Planning Committee.
  - To follow up on an action from the last meeting, RH reported on engagement activity where the OPDC team had engaged with and supported residents.
- 7.2 The Chair thanked attendees and closed the meeting.